

Unified Government of Wyandotte County and Kansas City, Kansas



**Planning & Zoning / Board of Commissioners**

Commission Chambers

701 N. 7th Street Trafficway, Kansas City, KS 66101

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*Mayor Tyrone Garner*

*Commissioner At-Large Dist. 1 Melissa Bynum – Commissioner At-Large Dist. 2 Tom Burroughs –  
Commissioner Dist. 1 Gayle E. Townsend – Commissioner Dist. 2 Bill Burns – Commissioner Dist. 3 Christian  
Ramirez – Commissioner Dist. 4 Dr. Evelyn Hill – Commissioner Dist. 5 Mike Kane – Commissioner Dist. 6  
Phil Lopez – Commissioner Dist. 7 Chuck Stites – Commissioner Dist. 8 Andrew Davis*

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**ACTION AGENDA**

**Thursday, January 30, 2025**

**7:00 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

PRESENT: Ramirez, Hill, Kane, Lopez, Stites, Davis, Bynum, Burroughs, Townsend,  
Burns, Garner

ABSENT: None

**3. INVOCATION**

**4. PLEDGE OF ALLEGIANCE**

**5. REVISIONS**

Proclamation proclaiming Sunday, January 26, 2025 the 161st Church Anniversary of the  
Walnut Boulevard Missionary Baptist Church added at the Mayor's request.

**Proclamation Read**

**6. MAYOR'S AGENDA**

**6.1 PROCLAMATION: MARTIN LUTHER KING JR. COMMITTEE DAY**

Synopsis: A Proclamation proclaiming January 20, 2025, as Martin Luther King Jr.  
Committee Day.

**Proclamation Read**

Tracking #: 2190

**6.2 PROCLAMATION: MICHAEL'S HERITAGE FLORIST DAY**

Synopsis: A Proclamation proclaiming January 29, 2025, as Michael's Heritage Florist Day.

**Proclamation Read**

Tracking #: 2191

**7. CLERK'S-STATEMENT**

(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any "set-asides" on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

**PLANNING & ZONING COMMISSION**

**8. PLANNING AND ZONING CONSENT AGENDA**

**A. Change of Zone Application(s)**

**A8.1 COZ2024-036 - TIM WINKLER**

Synopsis: Change of Zone from CP-2 Planned General Business District to CP-3 Planned Commercial District to operate a landscape company at 7301 State Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

**Motion to approve: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2164

**A8.2 COZ2024-037 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC**

Synopsis: Change of Zone from C-0 Non-Retail Business District to CP-1 Planned Limited Business District for a legal non-conforming mixed-use building at 8010 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

**Motion to approve: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2165

**A8.3 COZ2024-038 - KALIN CALLEWAERT**

Synopsis: Change of Zone from R-1(B) Single Family District to RP-5 Planned Apartment District, to convert a non-conforming duplex into a triplex at 4000 Adams Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR CHANGE OF ZONE TO R-2(B) TWO FAMILY DISTRICT.

**Motion to approve: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2166

**A8.4 COZ2024-039 - STEPHONN ALCORN WITH ROSEDALE APARTMENTS LLC**

Synopsis: Change of Zone from R-1(B) Single Family District to R-2(B) Two Family District for three legal non-conforming duplexes at 4209, 4211, and 4213 Adams Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

**Motion to approve: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2171

**B. Special Use Permit Application(s)**

**B8.1 SP2024-061 - JESUS OSEGUERA**

Synopsis: Special Use Permit for an event space at 735 Minnesota Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS

**Motion to approve for 2 years: Kane**

**Second: Ramirez**

**Approved 10/0.**

Tracking #: 2172

**B8.2 SP2024-094 - TAMARA MCCONNELL WITH BREATHE BEVERAGE**

Synopsis: Special Use Permit for a drinking establishment with events at 2724 North 13th Street, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

**Motion to approve for 2 years: Burns**

**Second: Stites**

**Approved 9/1 (Townsend voting no)**

Tracking #: 2173

**B8.3 SP2024-095 - RUBEN ROSALES**

Synopsis: Special Use Permit for continuation of a short-term rental at 2924 Eaton Street, RECOMMENDED FOR DENIAL BY A VOTE OF 8 TO 0.

**Motion to approve denial: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2167

**B8.4 SP2024-101 - NICK CHRISTIANSON**

Synopsis: Special Use Permit for continuation of operation of a youth nature center with a campground at 2640 Woodend Avenue, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 2 YEARS.

**Motion to approve for 2 years: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2163

**Mayor left the meeting at 7:12 p.m.-Burroughs acting pro tem**

**Mayor returned at 7:40 p.m.**

**B8.5 SP2024-108 - JASON HUSSEY**

Synopsis: Special Use Permit for an earthen fill at 732 North 57th Street,  
RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0 FOR 1 YEAR.

**Motion to approve for 1 year: Davis**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2169

**C. Master Plan Amendment Application**

**C8.1 MPL2024-014 - JOSH AND JENNA BEUERLEIN WITH 4J ENTERPRISES, LLC**

Synopsis: Master Plan Amendment from Low-Density Residential to Mixed-Use at 8010 Parallel Parkway, RECOMMENDED FOR APPROVAL BY A VOTE OF 8 TO 0.

**Motion to approve: Kane**

**Second: Ramirez**

**Approved 10/0**

Tracking #: 2174

**D. Miscellaneous**

**D8.1 AN ORDINANCE rezoning property at 810 North 10<sup>th</sup> Street, 1007 Armstrong Avenue, and 1013 Armstrong Avenue (COZ2024-031) from R-1(B) Single Family District to RP-2(B) Planned Two Family District, RECOMMENDED FOR APPROVAL.**

**Motion to approve: Kane**

**Second: Ramirez**

**O-23-25 Approved 10/0**

Tracking #: 2156

**D8.2 AN ORDINANCE rezoning property at 621 North 17<sup>th</sup> Street (COZ2024-035) from R-1(B) Single Family District to R-2(B) Two Family District, RECOMMENDED FOR APPROVAL.**

**Motion to approve: Kane**

**Second: Ramirez**

**O-24-25 Approved 10/0**

Tracking #: 2157

D8.3 AN ORDINANCE authorizing a Special Use Permit (SP2024-089) for continuation of a Short-Term Rental at 535 Central Avenue, RECOMMENDED FOR APPROVAL.

**Motion to approve: Kane**

**Second: Ramirez**

**O-25-25 Approved 10/0**

Tracking #: 2158

D8.4 AN ORDINANCE authorizing a Special Use Permit (SP2024-102) for continuation of a Short-Term Rental at 2520 North 131st Street, RECOMMENDED FOR APPROVAL.

**Motion to approve: Kane**

**Second: Ramirez**

**O-26-25 Approved 10/0**

Tracking #: 2159

D8.5 AN ORDINANCE authorizing a Special Use Permit (SP2024-104) for continuation of a Short-Term Rental at 419 North 6<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.

**Motion to approve: Kane**

**Second: Ramirez**

**O-27-25 Approved 10/0**

Tracking #: 2160

D8.6 AN ORDINANCE authorizing a Special Use Permit (SP2024-106) for operation of an emergency group home and event space at 901 North 8<sup>th</sup> Street, RECOMMENDED FOR APPROVAL.

**Motion to approve: Kane**

**Second: Ramirez**

**O-28-25 Approved 10/0**

Tracking #: 2155

## **9. PLANNING AND ZONING NON-CONSENT AGENDA**

### **A. Special Use Permit Application(s)**

#### **A9.1 SP2024-105 - BRANDON THOMPSON**

Synopsis: Special Use Permit for a short-term rental at 6429 Leavenworth Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 7 TO 1 FOR 1 YEAR.

**Motion to approve for one year: Davis**

**Second: Ramirez**

**Approved 8/1 (Lopez voting no; Kane not voting)**

Tracking #: 2168

**A9.2 SP2024-109 - TODD HUFFMAN WITH DENT AND DETAIL CLINIC**

Synopsis: Special Use Permit for auto repair and detailing at 5015 Gibbs Road, RECOMMENDED FOR APPROVAL BY A VOTE OF 6 TO 2 FOR 2 YEARS.

**Motion to approve for two years: Bynum**

**Second: Lopez**

**Approved 10/0**

Tracking #: 2170

**REGULAR COMMISSION**

**10. REGULAR CONSENT AGENDA**

**10.1 RESOLUTION: AMENDING 2024 PARKS AND RECREATION DEPARTMENT BUDGET**

Synopsis: A resolution amending 2024 Parks and Recreation budget.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Motion to approve: Ramirez**

**Second: Bynum**

**R-04-25 Approved 10/0**

Tracking #: 21565

**10.2 RESOLUTION: AMENDING PREVIOUS RESOLUTION OF INTENT TO ISSUE INDUSTRIAL REVENUE BONDS (AMERICAN ROYAL PROJECT)**

Synopsis: Approval of a resolution amending Resolution No. R-52-23 previously adopted regarding intent to issue industrial revenue bonds in the amount not to exceed \$250,000,000 for the benefit of the American Royal Association and its successors and assigns for sales tax exemption only.

*On January 13, 2025, the **Economic Development and Finance Standing Committee**, chaired by Commissioner Burroughs, voted unanimously to approve and forward to full commission.*

**Motion to approve: Ramirez**

**Second: Bynum**

**R-05-25 Approved 10/0**

Tracking #: 21643

**10.3 MINUTES**

Synopsis: Minutes from the Regular Session meeting on October 12, 2023, and from the Strategic Retreat meeting on January 11, 2025.

**Motion to approve: Ramirez**

**Second: Bynum**

**Approved 10/0**

Tracking #: MINUTES

**10.4 WEEKLY BUSINESS**

Synopsis: Weekly business materials dated December 19, 2024, and January 2, 9, and 16, 2025.

**Motion to approve: Ramirez**

**Second: Bynum**

**Approved 10/0**

Tracking #: WEEKLY BUSINESS

**10.5 APPOINTMENT: BOARDS AND COMMISSIONS**

Synopsis: **Community Benefits Advisory Board:** Appointment of Dr. Nozella Brown - Term 12/14/24 to 12/31/25, submitted by Mayor Garner.

**Motion to approve: Ramirez**

**Second: Bynum**

**Approved 10/0**

Tracking #: 2192

**11. PUBLIC HEARING AGENDA**

**12. STANDING COMMITTEES' AGENDA**

**13. ADMINISTRATOR'S AGENDA**

**13.1 RESOLUTION: AUTHORIZE COUNTY ADMINISTRATOR TO CALCULATE CERTAIN NEW REVENUE**

Synopsis: A resolution to authorize the County Administrator to calculate certain new revenue for the purposes of recommending budgetary options to retire existing debt to the Board of Commissioners.

**Motion to send item to standing committee for further discussion: Bynum**

**Second: Davis**

**Approved 10/0**

Tracking #: 2193

**14. COMMISSIONERS' AGENDA**

**14.1 TRAVEL REQUEST: COMMISSIONER RAMIREZ**

Synopsis: Request to travel for Unified Government business to Washington DC, to attend the National League of Cities (NLC) Congressional City Conference for 2025, submitted by Commissioner Ramirez.

**Motion to approve: Bynum**

**Second: Davis**

**Approved 10/0**

Tracking #: 2136

**15. ADJOURN**

**Motion to approve: Ramirez**

**Second: Davis**

**Approved 10/0**

**Meeting at adjourned at 9:05 p.m.**

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The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government.

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**Location: Hybrid**

We invite you to view the meeting in person in the Commissioner Chambers, Lobby Level of the Municipal Office Building, 701 N 7<sup>th</sup> Street, Kansas City, Kansas, or virtually via a Zoom webinar.

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84749950038>

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